

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 May 18 12:22 PM NC Rev Stamp: \$ 420.00  
Book: 7932 Page: 403 Fee: \$ 26.00  
Instrument Number: 2016015560  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$420.00

Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: PB 20 Page 46

THIS DEED made this 17 day of May, 2016, by and between

GRANTOR	GRANTEE
<p><b>TENANT SUCCESS, LLC</b>  a North Carolina limited liability company  4900 Highway 55, Suites 160-192 Durham, North Carolina 27713</p>	<p><b>HARRIS INVESTMENT HOLDINGS, LLC</b>  a North Carolina limited liability company  2650 Holcomb Bridge Road, Suite 630 Alpharetta, GA 30022</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated near Durham County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the west side of Chapel Hill Road, said stake being 633.7 feet in a southerly direction from the southwest intersection of House Avenue and Chapel Hill Road, and being a corner of Lot 1 of the Property of E.T. Broadway, et al, as per plat and survey in Plat Book 49 Page 71, Durham County Registry, and running thence along and with the south line of said Broadway Property North 58° 00' West 146.5 feet to a stake; thence with the west line of said Broadway Property South 32° 05' West 45 feet to a stake,

KCMAP 23066.001

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

another corner of said Lot 1 of the Broadway Property; thence South 58° East 146.9 feet to a stake on the west side of Chapel Hill Road; thence along and with the west side of Chapel Hill Road North 31° 34' East 45 feet to a stake, the point and place of BEGINNING and BEING the Property of Marshall P. and George R. Mercer as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 20 Page 46, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

This property is commonly known as 1826 Chapel Hill Road, Durham, North Carolina 27707.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. 2016 ad valorem taxes
- 2. Restrictive covenants, easements, assessments and right-of-ways of record.
- 3. Matters as shown on the recorded map including but not limited to setbacks.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TENANT SUCCESS, LLC

By: *Douglas J. Peterson* (SEAL)  
Douglas J. Peterson, Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: Douglas J. Peterson

Date: 5/17/2016

*William Thomas Hutchins, Jr.*  
Notary Public

Print Name: William Thomas Hutchins, Jr.

My commission expires: 1/11/2020

[Official Seal]

